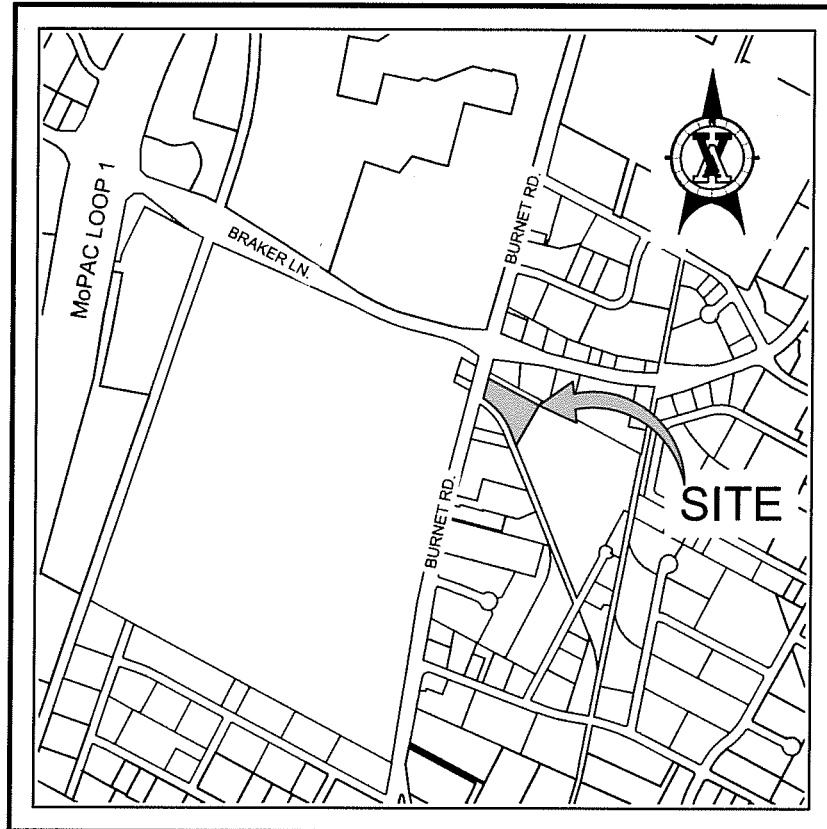


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0285.0A**DATE:** February 28, 2017**SUBDIVISION NAME:** Resubdivision of the Warren-Holmans Subdivision**AREA:** 2.89 acres**LOT(S):** 2**OWNER/APPLICANT:** Kerry Yom**AGENT:** James Massaro**ADDRESS OF SUBDIVISION:** 10615 Burnet Rd.**GRIDS:** K30**COUNTY:** Travis**WATERSHED:** Little Walnut**JURISDICTION:** Full Purpose**EXISTING ZONING:** NBG-NP**DISTRICT:** 7**NEIGHBORHOOD PLAN:** North Burnet**PROPOSED LAND USE:** commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of the Warren-Holmans Subdivision, a resubdivision of 1 lot into 2 lots. The proposed plat is composed of 2 lots on 2.89 acres for proposed commercial use. All utilities will be provided by the City of Austin. The site will utilize existing driveway access to Burnet Road. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov

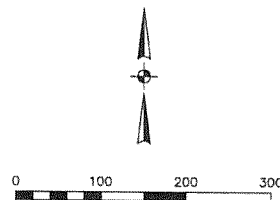
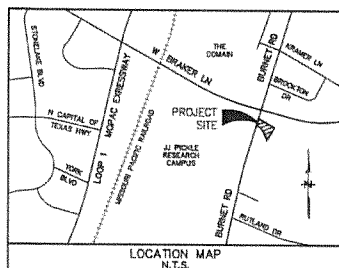
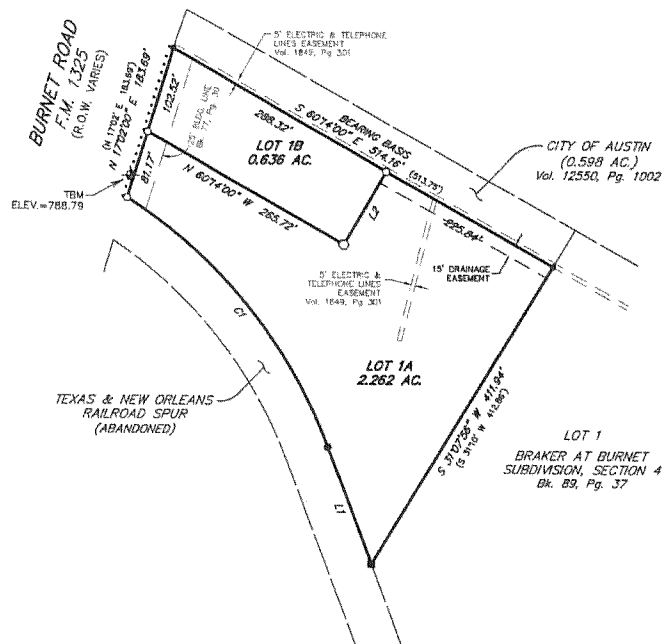


LOCATION MAP

MAPSCO Pg. 495, GRID MK32

RESUBDIVISION OF WARREN-HOLMANS SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED "TERRA FIRMA"
- COTTON GIN SPINDLE SET
- () RECORD INFORMATION
- SIDEWALK

BENCHMARK NOTE:
TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET IN ASPHALT ON THE NORTH SIDE OF THE ENTRANCE FROM BURNET ROAD TO THE SUBJECT PROPERTY +/- 27 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN ON HEREON.
(ELEVATION=788.79) (NAVD 88 DATUM)

LINE	BEARING	DISTANCE
L1	N 20°18'27" W	147.49'
	(N 20°18' W)	(147.60')
L2	S 28°46'00" W	100.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	589.17'	383.41'	376.90'	N 38°45'05" W
	(589.17')	(383.09')	(376.62')	(N 38°39' W)

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That SKYL, L.P., a Texas limited partnership, acting herein by and through Highmark, L.L.C., a Texas limited liability company, its General Partner, by Kerry Yam, President, owner of a 2.898 acres of land out of the James B. Rogers, Survey No. 19, City of Austin, Travis County, Texas, as conveyed to it by special warranty deed with vendor's lien recorded in Document Number 2012008675 of the Official Public Records of Travis County, Texas, sold 2.898 acres being Lot 1, Warren-Holmans Subdivision, a subdivision as recorded in Book 77, Page 30, of the Plat Records of Travis County, Texas; Sold subdivision having been approved for resubdivision pursuant to the public and hearing provisions of Chapter 212 of the Texas Local Government Code, do hereby subdivide said 2.898 acres of land, in accordance with this plat, to be known as RESUBDIVISION OF WARREN-HOLMANS SUBDIVISION, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 20____ A.D.

SKYL, L.P., a Texas limited partnership

By: HIGHMARK, L.L.C., a Texas limited liability company

Kerry Yam, President
6808 N. Lamar Blvd.
Austin, TX 78752STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Kerry Yam, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Date: _____

Print Notary's Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Andrew W. Dodson, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat and hereby certify that the engineering portions of this plat comply with Chapter 25 of the Austin City Code, of 2014 as amended.

No portion of this tract is within the designated flood hazard area as shown on the Federal Flood Insurance Administration Rate Map #4845300285 H. dated September 26, 2008 for Travis County, Texas.

Andrew W. Dodson
Registered Professional Engineer No. 95647

Date: _____

VICKREY & ASSOCIATES INC.
1717 West 6th Street, Suite 260
Austin, Texas 78703

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

Date: 3/6/2015

TERRA FIRMA LAND SURVEYING
1701 Directors Boulevard, Suite 400
Austin, Texas 78744

GENERAL NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
- No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by City of Austin.
- Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authority.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plot vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- The owner/developer of this subdivision/lot shall provide Austin energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities to the building, and will not be located so as to cause the site to be out of compliance with the City of Austin Land Development Code.
- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin energy will perform all tree work in compliance with the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of lots in this subdivision is the responsibility of the developer and/or owners of the lots being occupied. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
- Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
- Public sidewalks, built to City of Austin standards, are required along Burnet Road as shown by a dotted line on the face of the plat. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- All restrictions and notes from the previous subdivision, Warren-Holmans Subdivision, a subdivision as recorded in Book 77, Page 30, of the Plat Records of Travis County, Texas, shall apply to this plat.

This subdivision plat is located within the _____ of the City of Austin, Travis County, Texas, on this the _____ day of _____, 20____ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Planning and Development Review Department, City of Austin, County of Travis, Texas, this the _____ day of _____, 20____ A.D.

Greg Guernsey, Director
Planning and Development Review DepartmentSTATE OF TEXAS §
COUNTY OF TRAVIS §

I, Dana DeBeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____ A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____ A.D., at _____ o'clock _____ M., of said County and State in Document No. _____ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 20____ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

SHEET 1 OF 1

FILE:	J:\Projects\A204\002-01\Survey\Drawing Files\001\A204-0002-01_Plat.dwg
	J:\Projects\A204\002-01\Survey\Point Files\A204-0002-01.drd
JOB NO:	A204-0002-01-001
DATE:	March 6, 2015
SCALE:	1"=100'
DRAWN BY:	MSC
CHECKED BY:	JON
REVISED:	

RESUBDIVISION OF WARREN-HOLMANS SUBDIVISION

terra firma

LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (812) 328-8373 • FAX (512) 444-2285